

Derby Court, Greater Manchester, BL9 6WG
Price £135,000

A SUPERB, SPACIOUS, TWO BEDROOM TOP FLOOR APARTMENT situated on a modern development in a sought-after area within Bury. Situated just off Walmersley Road it is within walking distance to Bury Town Centre as well as having great access to local amenities, bus routes, the tram, and the motorway networks (M60, M66, M61, M65).

The property comprises; a hallway, a generous kitchen/lounge/diner with a feature electric fireplace to the lounge area and integrated appliances to the kitchen, two double bedrooms with built in furniture to the main bedroom, a three-piece bathroom suite and an ensuite to the main bedroom. The property benefits from electric heating, double glazing, security key entry and intercom access. Externally there is an allocated car parking space, access to visitor spaces, communal gardens, and only a short walk to Clarence Park.

This property is suitable for first time buyers, second-time buyers or those looking to downsize as well as investors as there is currently a sitting tenant paying £10,200.00 per annum.

It can be sold with the tenant or without the tenant, with vacant possession.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment. This property has no onward chain.







Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

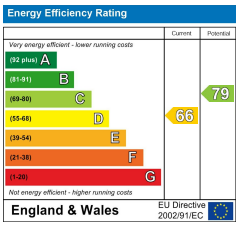
Vacant possession upon completion

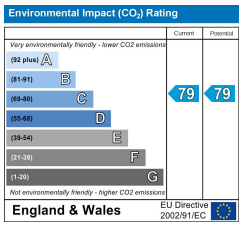
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

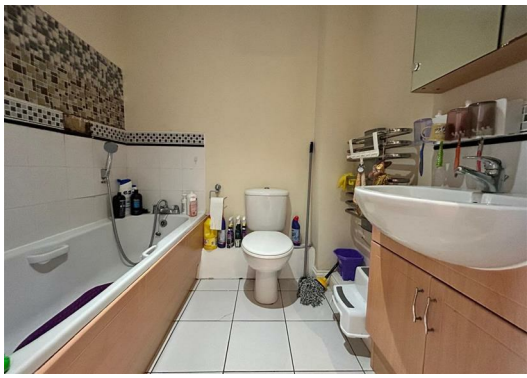
Important Information for Successful Buyers:

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.















The Property Ombudsman SALES | The Property Ombudsman LETTINGS | SAFE AGENT Reg. № S3691 | UK ALA | NLA NATIONAL LANDLORDS ASSOCIATION | RLA RESIDENTIAL LANDLORDS ASSOCIATION | DPS The Deposit Protection Service

Head Office: 121 Whalley Road, Ramsbottom, Lancashire, BL0 0DG
Telephone: 01706823131 **Email:** enquiries@lifestylesalesandlettings.co.uk **Website:** www.lifestylesalesandlettings.co.uk